

004.0

0003

0017.0

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRaised:

Total Card / Total Parcel

945,700 / 945,700

USE VALUE:

945,700 / 945,700

ASSESSED:

945,700 / 945,700



PROPERTY LOCATION

No	Alt No	Direction/Street/City
101	-103	MILTON ST, ARLINGTON

OWNERSHIP	Unit #:
Owner 1: ADAMS JOHN M	
Owner 2: KEANE SUSAN M	
Owner 3:	

Street 1: 101 MILTON ST	
Street 2:	

Twn/City: ARLINGTON	
St/Prov: MA	Cntry:
Postal: 02474	Type:

PREVIOUS OWNER
Owner 1: MCGOVERN SHEILA A-TRS -
Owner 2: O'MEARA CHILDREN REALTY TR -
Street 1: 2 EAGLE DRIVE
Twn/City: NORTH READING
St/Prov: MA
Postal: 01864

NARRATIVE DESCRIPTION
This parcel contains 5,325 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1925, having primarily Vinyl Exterior and 2923 Square Feet, with 2 Units, 3 Baths, 0 3/4 Bath, 0 HalfBath, 11 Rooms, and 5 Bdrrms.

OTHER ASSESSMENTS
Code Descrip/No Amount Com. Int

PROPERTY FACTORS
Item Code Description % Item Code Description
Z R2 TWO FAMIL 100 water
o
n
Census: Exempt
Flood Haz:
D Topo 1 Level
s Street
t Gas:

LAND SECTION (First 7 lines only)
Use Description LUC No of Units Depth / PriceUnits Unit Type Land Type LT Factor Base Value Unit Price Adj Neigh Neigh Infl Neigh Mod Infl 1 % Infl 2 % Infl 3 % Appraised Value Alt Class % Spec Land J Code Fact Use Value Notes
104 Two Family 5325 Sq. Ft. Site 0 80. 1.09 1

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
104	5325.000	476,800	5,100	463,800	945,700		3971
							GIS Ref
							GIS Ref
							Insp Date
							10/06/17

PREVIOUS ASSESSMENT									Parcel ID	004.0-0003-0017.0	Date
Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes		
2020	104	FV	477,000	5100	5,325.	463,800	945,900	945,900	Year End Roll	12/18/2019	
2019	104	FV	365,800	5100	5,325.	492,800	863,700	863,700	Year End Roll	1/3/2019	
2018	104	FV	365,800	5100	5,325.	359,400	730,300	730,300	Year End Roll	12/20/2017	
2017	104	FV	344,400	5100	5,325.	313,100	662,600	662,600	Year End Roll	1/3/2017	
2016	104	FV	344,400	5100	5,325.	266,700	616,200	616,200	Year End	1/4/2016	
2015	104	FV	307,700	5100	5,325.	260,900	573,700	573,700	Year End Roll	12/11/2014	
2014	104	FV	307,700	5100	5,325.	214,500	527,300	527,300	Year End Roll	12/16/2013	
2013	104	FV	319,800	5100	5,325.	204,100	529,000	529,000		12/13/2012	

SALES INFORMATION			TAX DISTRICT			PAT ACCT.			
Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
MCGOVERN SHEILA	39407-397		6/2/2003		578,000	No	No		
	20237-236		12/1/1989			1	No	A	

BUILDING PERMITS										ACTIVITY INFORMATION				
Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment	Date	Result	By	Name		
10/10/2012	1290	Manual	2,829	C					10/6/2017	Inspected	BS	Barbara S		
10/10/2012	1289	Manual	2,521	C					9/8/2017	MEAS&NOTICE	HS	Hanne S		
8/27/2010	1051	Porch	9,600					REPAIR REAR PORCH	4/18/2013	Info Fm Prmt	EMK	Ellen K		
1/12/2006	27	Dormers	42,000			G8	GR FY08	22 FT DRMR SHELL /	4/18/2013	Info Fm Prmt	EMK	Ellen K		
									3/9/2009	Meas/Inspect	189	PATRIOT		
									5/30/2006	Permit Visit	BR	B Rossignol		
									8/8/2003	MLS	HC	Helen Chinal		
									9/21/1999	Mailer Sent				
									9/21/1999	Measured	264	PATRIOT		

Sign: VERIFICATION OF VISIT NOT DATA _____

EXTERIOR INFORMATION				BATH FEATURES				COMMENTS				SKETCH																																																																																																								
Type:	13 - Multi-Garden			Full Bath:	3	Rating:	Average	SINK IN BSMT.																																																																																																												
Sty Ht:	2A - 2 Sty +Attic			A Bath:		Rating:																																																																																																														
(Liv) Units:	2	Total: 2		3/4 Bath:		Rating:																																																																																																														
Foundation:	2 - Conc. Block			A 3QBth:		Rating:																																																																																																														
Frame:	1 - Wood			1/2 Bath:		Rating:																																																																																																														
Prime Wall:	4 - Vinyl			A HBth:		Rating:																																																																																																														
Sec Wall:		%		OthrFix:	1	Rating:	Average																																																																																																													
Roof Struct:	1 - Gable			OTHER FEATURES																																																																																																																
Roof Cover:	1 - Asphalt Shgl			Kits:	2	Rating:	Average																																																																																																													
Color:	YELLOW			A Kits:		Rating:																																																																																																														
View / Desir:				Fpl:		Rating:																																																																																																														
GENERAL INFORMATION				WSFlue:		Rating:																																																																																																														
Grade:	C - Average			CONDOS INFORMATION																																																																																																																
Year Blt:	1925	Eff Yr Blt:		Location:																																																																																																																
Alt LUC:		Alt %:		Total Units:																																																																																																																
Jurisdct:	G12	Fact: .		Floor:																																																																																																																
Const Mod:				% Own:																																																																																																																
Lump Sum Adj:				Name:																																																																																																																
INTERIOR INFORMATION				DEPRECIATION				REMODELING				RES BREAKDOWN																																																																																																								
Avg Ht/FL:	STD			Phys Cond:	AV - Average	31.	%	Exterior:		No Unit	RMS	BRS	FL																																																																																																							
Prim Int Wall:	2 - Plaster			Functional:				Interior:		1	5	2																																																																																																								
Sec Int Wall:		%		Economic:				Additions:		1	6	3																																																																																																								
Partition:	T - Typical			Special:				Kitchen:																																																																																																												
Prim Floors:	3 - Hardwood			Override:				Baths:																																																																																																												
Sec Floors:		%		Total:	31	%		Plumbing:																																																																																																												
Bsmnt Flr:	12 - Concrete			CALC SUMMARY				Electric:																																																																																																												
Subfloor:				Basic \$ / SQ:	170.00			Heating:																																																																																																												
Bsmnt Gar:				Size Adj.:	1.00921988			General:																																																																																																												
Electric:	3 - Typical			Const Adj.:	0.98000199			COMPARABLE SALES																																																																																																												
Insulation:	2 - Typical			Adj \$ / SQ:	168.136			Rate	Parcel ID	Typ	Date	Sale Price																																																																																																								
Int vs Ext:	S			Other Features:	123500																																																																																																															
Heat Fuel:	2 - Gas			Grade Factor:	1.00																																																																																																															
Heat Type:	5 - Steam			NBHD Inf:	1.00000000																																																																																																															
# Heat Sys:	2			NBHD Mod:																																																																																																																
% Heated:	100			LUC Factor:	1.00																																																																																																															
Solar HW:	NO	Central Vac: NO		Adj Total:	690997																																																																																																															
% Com Wall:		% Sprinkled:		Depreciation:	214209			Juris. Factor:	1.00	Before Depr:	168.14																																																																																																									
				Depreciated Total:	476788			Special Features:	0	Val/Su Net:	102.32																																																																																																									
								Final Total:	476800	Val/Su SzAd:	163.12																																																																																																									
MOBILE HOME				WtAv\$/SQ:		AvRate:		Ind.Val:																																																																																																												
Make: [] Model: [] Serial #: [] Year: [] Color: []																																																																																																																				
SPEC FEATURES/YARD ITEMS				PARCEL ID 004-0-0003-0017.0																																																																																																																
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value																																																																																																			
3	Garage	D	Y		120X20	A	AV	1925		21.25	T	40	104			5,100																																																																																																				
More: N				Total Yard Items:				5,100	Total Special Features:								Total:	5,100																																																																																																		
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